# NORTH HOUSTON **REAL PRODUCERS**. CONNECTING. EXAMPLE INSPIRING.

### BRENNA DOMINGU A House Full of Dogs and

a Heart Full of Love

TOP AGENT STORY THIS MONTH Claudia Da Silva

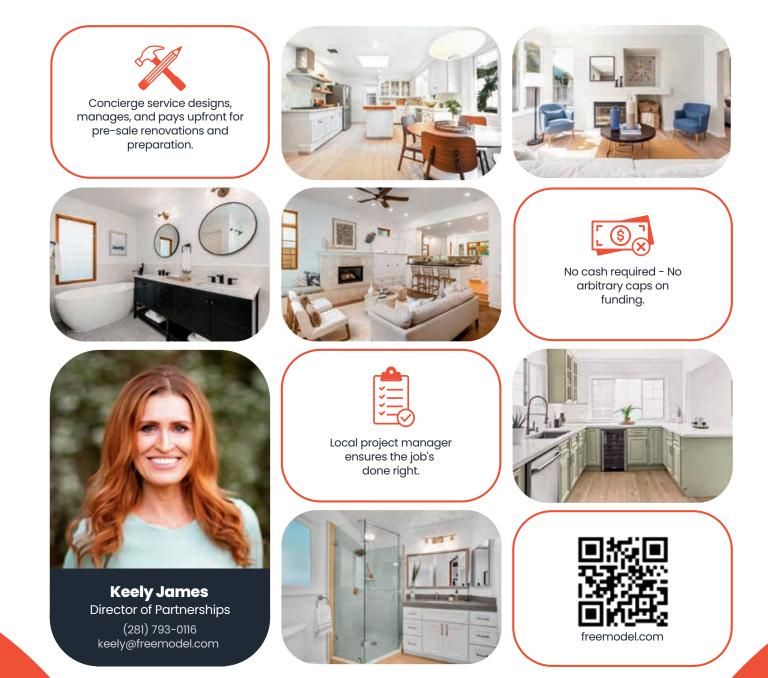
LAST COVER RELEASE PARTY OF 2023

FEBRUARY 2024



# We do the work. You make the sale.

Fully managed renovations that help clients sell for more.



Looking to Become the Neighborhood Expert?

As a neighborhood's go-to real estate professional our marketing needs to be targeted, robust, and informative. Set yourself and your business apart with Patten Title's:





TitlePro247 is a powerful, web-based tool that provides instant access to comprehensive property information in one convenient location. The data and reports available in TitlePro247 help you enhance your neighborhood expertise, build stronger buyer and seller relationships, and increase your sales.

### PATTEN TITLE - MEMORIAL 820 Gessner Rd, Ste 1300 Houston, TX 77024



# **YOUR ONE-STOP** DATA RESOURCE

OUR PARTNERSHIP WITH TITLEPRO247 PROVIDES YOU FAST ACCESS TO: Property Reports | Recorded Documents | Data Mining & Farming



Real Title Solution

🕨 f 🛅 🔘 PattenTitle.com



# **Renovations** Simplified





Chat with *Byron* Your North Houston Renovation Expert





Brenda Kees has all your mortgage needs handled!



(832) 470-9292

byron@renovationsells.com

**Brenda Kees** 

Your Home

& Estimate

Pav Later

Renovate Today,

Expert Design,

renovationsells.com

Streamlined

Project

Launch

www.houseloan.com/brendakees/

3239 N Loop 1604 W, Suite 128 San Antonio, TX 78257

713-212-3036 BKees@gracehomelending.com

囼



Bevond Your Vision

### **Residential & Commercial Property Inspections**

**Book Your First Inspection Today** 832.422.2332

KeenEyeInspections.net inspect@keeneyeinspections.net

### Infrared Thermal Scan, Digital Foundation Level & Sprinkler System included with every Home Inspection

- Buyer's Inspection
- Seller's Inspection
- New Construction
- Phase Inspection
- Warranty Inspection Swimming Pool & Spa
- Mold Inspection & Testing
- Advanced Stucco
- Sewer Scope





# **TABLE OF** CONTENTS









If you are interested in contributing or nominating REALTORS® for certain stories, please email us at jason.shelden@realproducersmag.com.

DISCLAIMER: Any articles included in this publication and/or opinions expressed therein do not necessarily reflect the views of The N2 Company d/b/a Real Producers but remain solely those of the author(s). The paid advertisements contained within the magazine are not endorsed or recommended by The N2 Company or the publisher. Therefore, neither The N2 Company nor the publisher may be held liable or responsible for business practices of these companies.



07 Meet the North Houstor Real Producers Team



08 Real Producer Claudia Da

16Real Produce Cover Stor Brenna Domingue



22 ast Cove Release Party of



62



BUILDER **DSLD** Homes (281) 682-6531 www.DSLDHomes.com/

Communities/Texas

### **CUSTOM POOL BUILDER**

Summit Custom Pools Preston Deanhardt (252) 230-6501 Facebook.com/ SummitCustomPoolsINC

### **HOME INSPECTION**

KeenEye Inspections LLC **Chintan Patel** (832) 495-2945 www.keeneyeinspections.net

**TLC Home Inspections** (512) 887-2663 TLCInspectors.com

### **HOME INSPECTIONS & ENGINEERING**

GreenWorks Inspections (972) 802-8385 GreenWorksInspections.com

### HOME RENOVATION

Curbio (810) 300-9432 Curbio.com

**Renovation Sells** Byron Stewart (832) 470-9292 www.renovationsells.com/ houston-north

them for supporting the REALTOR<sup>®</sup> community!

### HOME WARRANTY

First American Home Warranty (210) 935-2267 firstamrealestate.com

### **INSURANCE AGENCY**

Goosehead Insurance - Avory Agan (713) 966-6404 Goosehead.com

### LISTING

(215) 870-6485

**Big Easy Ranch** 

Doug Talbot

(910) 639-3218

bigeasyranch.com

**PREPARATION SERVICES** Freemodel Mike Hermany

### LUXURY RANCH LIVING

Iconic Images (281) 365-0965 **Development LLC** IconicImagesTX.com

### **ROOFING PROFESSIONALS** Texas Signature Roofing

This section has been created to give you easier access when searching for a trusted real estate affiliate.

Take a minute to familiarize yourself with the businesses sponsoring your magazine. These local businesses

are proud to partner with you and make this magazine possible. Please support these businesses and thank

MORTGAGE

Brenda Kees -

Brenda Kees

(713) 806-6628 ApplyWithBrenda.com

**OVM** Financial

(757) 230-8697

Horizon Bank

(281) 352-9627

Pest Stoppers

(281) 660-1096

PestStoppers.net

PHOTOGRAPHY /

**MULTIMEDIA** 

Home.OVMFinancial.com

**MORTGAGE BANKER** 

Nacol Waligura - First

NacolsWaligura.com

**PEST CONTROL SERVICES** 

Fairway Mortgage

(979) 220-5441 TexasSignatureRoofing.com **ROOFING, CONSTRUCTION & RESTORATION** 

**Coastal Construction** Roofing & Restoration (281) 705-5289 CCRRLLC.com

### **TITLE COMPANY**

**Fidelity National Title** Laurie Ford (281) 701-5000 www.texas.fntic.com/ Laurie-Ford

Patten Title Company (512) 415-1229 www.pattentitle.com

Southern Title (832) 418-3747 SouthernTitleTX.com

Stewart Title (800) 729-1900 Stewart.com

Texas Title - Karen "The Connector" (210) 218-7468 TexasTitle.com/ team-members/ Karen-Hoffman

# MEET THE **NORTH HOUSTON REAL PRODUCERS TEAM**



Publisher Jason Shelden 512-535-1949 jason.shelden@ realproducersmag.com





Photographer Jason Dotson

Photographer Michelle Butler





# **BETTER WAY TO LIVE BUILD SAVE DSLDHOMES.COM**









**Content Director** Erin Rystad



Operations Emily Eyob



**REALTOR®** Relations Mazie Martin





**Staff Writer** Elizabeth McCabe



Staff Writer Megan Taylor-DiCenzo

Info@TxSigRoofing.com | 979-220-5441 | 936-661-8442 | texassignatureroofing.com









Photos by Michelle Butler with Kolibri Photography LLC

Claudia Da Silva, the visionary behind Palm Leaf Realty Group, has a story rooted in a deep love for diverse cultures and warm climates. Raised in Portugal, Claudia moved to the Netherlands for ten years. Although she loved it there, she was still captivated by the Mediterranean lifestyle, which helped her later embrace sunny Houston, Texas. In 2016, Claudia embarked on her real estate journey, quickly establishing herself as a reliable, hardworking professional with expertise in both buying and selling properties.





The birth of Palm Leaf Realty marked the consolidation of these ventures, offering a seamless experience for clients nationwide and worldwide. Their mission was clear—to spread sunshine, happiness, and positivity in the real estate process, whether in Houston, South West Florida, Portugal, or beyond.

The Palm Leaf Realty Group has officially planted its roots in Houston, responding to the surging demand for exceptional real estate services. What began as a solo endeavor evolved into a thriving venture focused on guiding families through the intricacies of buying, selling, and investing in properties. Claudia, embarked on this journey with a passion for real estate and

an unwavering commitment to ensuring clients' satisfaction.

Claudia is committed to offering tailored expertise, leveraging local market intel, cutting-edge technology, and dynamic marketing strategies to ensure satisfaction for all parties involved. Claudia views real estate as more than a transaction; it's an investment in the future and the foundation of lifelong moments. Her mission is to guide clients through every step of the process, from finding a dream home to closing day and beyond. With passion and dedication, Claudia strives to make real estate a positive experience, where buyers and sellers can rest easy, knowing they've made sound decisions for their future investments.

**CLAUDIA EMBARKED ON** THIS JOURNEY WITH A PASSION FOR REAL ESTATE **& AN UNWAVERING** COMMITMENT **TO ENSURING CLIENTS'** SATISFACTION







ALVIN 111 S. Hardie St., Alvin, Texas 77511 281.671.5560 By appointment only

CHAMPIONS 20445 State Hwy 249 Suite, 110 Houston, Texas 77070 281,671,5580

CLEAR LAKE KATY 711 W. Bay Area Blvd. Suite 320 Webster, Texas 77598 281.671.5560 23226 Red River Dr. Katy, Texas 77494 281,201,9000

# **BUYING YOUR DREAM HOME**

If you want your offer on the home you REALLY love to stand out from the pack, there's nothing more effective than making it ALL-CASH. AnnieMac Home Mortgage along with our affiliate AnnieMac Private Equity now offers TWO cash programs designed to help you land the home of your dreams:

CashOffer Buy Nowfell later

'Kash Offer' and Buy Now, Sell Later' programs are fulfilled by AnnieMac Private Equity Cash:Xeys; Cash:Xeys; an affiliate of AnnieMac Hone Mortgage (AnnieMac). Cash:Xeys is not a financial institution and does not originate or issue loan commitments, You must be ➁ pre-approved by Cadr2Keys for the Cash Offer programs income and collational requirements. Drive approved, the offer and parchase will be in the name of Cash2Keys You must then purchase the home from Cash2Keys within 180 days. You are required to pay all transfer axes associated with the purchase of the home. Voit annac.me/cash for terms and conditions on Cash Offer. For complete licensing information, please visit: www.annie-mac.com/page-licensing. Curp NMLSH 338923. Curp NMLSH 338923. OVM Financial, 311 E Main Street, Nacogdoches, TX 75961. American Neighborhood Mortgage Acceptance Company LLC (dba AnnielMac Home Mortgage, OVM Financial, LoFiDtrect) Texas-SML Mortgage Banker Registration, 24614 Kingsland Blvd., Saite L1, Katy, TX 77494, NMLS ID # 338923, (www. nmisconsumeraccess.org), Virginia Mortgage Lender and Broker Liense #MC-5523.





GALLERIA 1900 West Loop South Suite 100 Houston, Texas 77027 713.966.4050

SUGAR LAND 2333 Town Center Dr. Suite 200 Sugar Land, Texas 77478 281.240.2808

THE WOODLANDS 1800 Hughes Landing Blvd. Suite 150 The Woodlands, Texas 77380 281.203.6020



Contact me today to learn more.



with AnnieMac Home Mortgage

### ROBERT COLLIER MORTGAGE LOAN ORIGINATOR NMLS #: 2107706 Phone: 936-554-7352

rcollier@annie-mac.com robertcollier.ovmfinancial.com

# REAL PRODUCER **RECOGNITION LOGOS ARE HERE!**



If you are a top 300 producer in the North Houston market, reach out to us, and we will supply you with this logo to use in your marketing efforts! TeamTexas@realproducersmag.com



If you are a Real Producers-nominated vendor partner, you can use this logo on your business card! Reach out to us at TeamTexas@realproducersmag.com



### More Reasons to LOVE a Home Warranty

Your clients will LOVE the out-of-pocket savings and peace of mind that come especially when their covered household items suddenly break.

Contact me for details.



**Elizabeth Seal** Central Houston eseal@firstam.com 281.686.0679



Laurie Bowman East and South Houston ljbowman@firstam.com 832.452.1212





First American Home Warranty"

firstamrealestate.com

Phone Orders: 800.444.9030

Your Local Resources

"We are here for you and your clients, before and after closing"



# Brenno dominguez

A House Full of Dogs and a Heart Full of Love

Before starting her real estate career about a decade ago, Brenna Dominguez purchased a home that was not quite right for her family. With that in mind, she vowed to keep other families from making the same mistake and to help her clients make informed and successful home purchases, whether they were first-time homebuyers or seasoned in the world of buying and selling.

Real estate wasn't Brenna's first career. She taught for 15 years altogether in The Woodlands at Galatas Elementary, first in the second grade and later in the first grade. She has also lived in The Woodlands for over 30 years and brings insider knowledge of the school systems and surrounding communities that are second to none.

In 2015, when her younger son, Aden, moved from Galatas Elementary to Mitchell, Brenna earned her license and joined RE/MAX. "I had friends at RE/MAX," Brenna shared, "and I enjoyed the stories they'd share. I thought real estate would be fun and rewarding—and it is."

Brenna's first month in real estate was tough, though. "I went from having a defined job to trying to make my own way," she shared.



### real producer cover story

Written by Megan Taylor-DiCenzo Photos by Michelle Butler with Kolibri Photography LLC That's when Raul Giorgi, then Broker of RE/MAX The Woodlands & Spring, invited Brenna to join his team, and she agreed. "He had a great business model in place, and I took the opportunity to learn as much as I could," Brenna recalled. "I became his partner, and then I became the team leader of the Giorgi Real Estate Group when he retired."

With her team of full-time Realtors, two Transaction Coordinators, and an Administrator by her side, Brenna and the Giorgi Real Estate Group have a philosophy that is centered around doing the right thing and working hard for their cleints. "We try to make our clients knowledgeable, happy, and satisfied every step of the way," Brenna explained. "Not just when the transaction closes, but for whatever needs come along in the future."

Speaking of the future, Brenna knows it's bright in North Houston despite interest rates and other concerns. "North Houston is a great place to live," she said. "The Woodlands has been consistently voted one of the #1 places to live in the US, and it's still a bargain compared to other places in the country."

When Brenna's not helping her clients, she's helping dogs through Operation Pets Alive, a non-profit, all-volunteer organization dedicated to creating a no-kill community in Montgomery County. They strive to reduce the number of cats and dogs entering shelters and increase the number of pets being adopted.

We try to make our clients

knowledgeable, happy, & satisfied

# EVERY STEP OF THE WAY.







"I foster through Operation Pets Alive," Brenna said, "My family has had over 100 foster dogs and puppies in our home. It is very rewarding to see their transformation as a scared shelter dog to feeling loved and secure in their forever home. I love animals and have two dogs of my own, Dallas, a chocolate lab and Willa, a former OPA dog."

Along with several dogs coming and going, Brenna shares her home with her husband, Charlie, who is an engineer. Their youngest son, Aden, is

a Freshman at Auburn University studying to be a pilot. Their older son, Charlie, is out of school and lives and works in The Woodlands.

"I love spending time with my family and friends," Brenna shared, "as well as traveling, hiking, and camping when time allows."

Passion, patience, and perseverance shine through everything she does. Brenna has a house full of dogs and a heart full of love for her family, her community, and her clients.



### **SELL MORE STRESS LESS!**

Locally female owned and operated for 12 years. We help realtors close more deals in Texas than any other inspection company! How do we do it? Our 3 core values lead the way: Client's 1st, Elevate Quality, & Inspire innovation. We have the most same day availability with 60+ licensed team members in the field. Our friendly and educated staf are ready to take your call 7 days a week from 8am-8pm CST. We are The Licensed Authority on the health of your home!

### **Your Trusted Partner Every Step of the Way!**

- 0 HOME INSPECTION
- 儡 COMMERCIAL INSPECTION
- ENGINEERING SERVICES
- 榆 **ENVIRONMENTAL CONSULTING**
- 8 PEST CONTROL











# LAST COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER<br/>COVER

Huge thanks to Freemodel for making this event extra special!

































Did you know? 70% of home buyers forget their agent's name after just 1 year!

Stay top of mind and create a client for life with



in partnership with MAX HOME INSPECTIONS

Ask us how, schedule a meeting below



(737) 313-8842

Ready for your inspection? Book now!



Your success is our priority. We go beyond inspections. Let's chat about creating lifetime clients.

# ICIONIC IMAGES

### MAPKETING SERVICES

PRINT DESIGN DIGITAL DESIGN BRAND RECOGNITION

### MEDIA SERI/ICES

PHOTOGRAPHY VIDEOGRAPHY 3D MATTERPORT & FLOORPLANS

CONTACT US: 281.356.0965 (office) | Photos@lconicImagesTX.com 2219 Sawdust Rd. #1304 The Woodlands, TX 77380



# SOUTHERN TITLE Bunging Hespitality Hene

Concierge Closings | Conveniently Located Bilingual Sales Team | In-House Attorney Highest Quality Customer Service & Security One of the Top Escrow Teams in the Houston Area



North Houston Real Producers • 25



# STOP SWEATING THE SMALL STUFF

Curbio's mission is to make agents' lives easier with our turnkey home improvement solution. Give your clients the most successful sale possible with Curbio's white-glove experience.

Learn more and get started with a free estimate for projects of any size!

www.curbio.com













MODEL

**OPEN!** 

In the Foothills of Texas lies **BIG EASY RANCH ESTATES**, an exclusive golf and sporting club community set on 2,000 rolling acres between Houston and Austin, just far enough away from hectic city life.

- ✓ LAKES FOR WATER ACTIVITIES & FISHING ✓ CONVENIENT TO MAJOR METRO AREAS
- ✓ FIRST-CLASS FOOD & WINE

### **NEW INVENTORY AVAILABLE!**

SCHEDULE A VISIT TO DISCOVER BIG EASY LIVING. YOUR VALUED CLIENTS WILL BE GLAD YOU DID!

INFO@BIGEASYRANCH.COM BIGEASYRANCH.COM 2400 BRUNES MILL RD, COLUMBUS, TX



### LUXURY LIVING JUST OUTSIDE the CITY LIMITS AT BIG EASY RANCH

Enjoy the best of the outdoor and sportsman lifestyle-hunting, fishing, golf, the great outdoors, exceptional dining, premier events, and luxury ranch living.

- ✓ ESTATE HOMESITES
- ✓ SHARED OWNERSHIP VILLAS
- ✓ 18-HOLE CHAMPIONSHIP COURSE
- ✓ 9-HOLE PAR THREE COURSE
- ✓ PRIVATE CLUB, MEMBERSHIPS AVAILABLE: Individual, Corporate, and Non-Resident. Membership Required for Homeowners

ESTATE HOMESITES FROM \$925K | SHARED OWNERSHIP VILLAS FROM \$450,000





# We are your North Houston area offices

Delivering products, services and a seamless customer experience are only half of the equation. Our team's talent and expertise create an enjoyable experience and equate to the memorable closing your clients deserve.



### Becky Bohannan

Business Development Officer becky.bohannan@stewart.com Stewart Title - Tomball 14080 FM 2920 Suite E Tomball, TX 77377 713.591.3319



### **Martha Palmer**

Business Development Officer martha.palmer@stewart.com Stewart Title - Champions 19450 State Hwy. 249 Suite 250 Houston TX, 7707 832.237.6996



### Hope Moye

Business Development Officer hope.moye@stewart.com Stewart Title - Magnolia/Conroe/Montgomery Magnolia Office 6875 FM 1488 Suite 800 Magnolia, Texas 77354 346,224,1908



Shelley Kellar Business Development Officer shelley.kellar@stewart.com Stewart Title - The Woodlands/Willis The Woodlands Office 24 Waterway Avenue Suite 250 The Woodlands, TX 77380 281.367.5454



Kim Dockins Business Development Officer kim.dockins@stewart.com Stewart Title - Cypress 25250 NW Frwy. Suite 140 Cypress, TX 77429 713.203.8640

For more information vistit stewart.com/houston stewart

Celebrating 130 Years in Business